



# City of Carmel

**TUESDAY, FEBRUARY 2, 2010  
CARMEL PLAN COMMISSION  
SUBDIVISION COMMITTEE MINUTES**

**LOCATION: CAUCUS ROOMS  
CARMEL CITY HALL  
ONE CIVIC SQUARE  
CARMEL, IN 46032**

**TIME: 6:00 P.M.  
DOORS OPEN AT 5:30 P.M.**

**Representing the Committee:**

Brad Grabow, Chairperson; Heather Irizarry; Leo Dierckman

**Committee Members Absent:**

Judy Hagen, Nick Kestner, Madeleine Torres

**Representing the Department:**

Angie Conn; Alexia Donahue Wold; Candy Martin, Recording Secretary

**Of Counsel:**

John Molitor

**Brad Grabow was elected as Chairperson of the Subdivision Committee for the 2010 year.**

**Motion made by Leo Dierckman and seconded by Heather Irizarry**

**The Subdivision Committee considered the following items:**

**1-3. Docket No. 09110035 PP: Reading Tree Park – Primary Plat**

The applicant seeks primary plat approval for 3 lots on 6.44 acres. The applicant also seeks the following subdivision waiver:

**Docket No. 09110036 SW      SCO 6.05.01   50-Ft. minimum lot frontage at the road r/w**

**Docket No. 09110037 SW      SCO 6.05.07   When adjacent to, dwelling must face parkway**

The site is located adjacent to the Monon Greenway at 212 West 136<sup>th</sup> Street. It is zoned R-1/Residence, partially within the US 31 Overlay Zone. Filed by Greg Ilko of CrossRoad Engineers, PC for Reading Tree Park, LLC.

**Present for the Petitioner:**

Justin Moffett from Reading Tree Park, LLC, Greg Ilko and Dustin Myers from CrossRoad Engineers

**Overview:**

- Two subdivision waivers are in regards to the placement of the single family homes that will interact with the Monon Greenway and the existing property.
- Petitioner handed out proposed Covenants and Restrictions for Reading Tree Park, LLC
- Primary focus is to build single family homes on 3 of 4 lots, 1 Single Family per lot (follows Carmel Clay Zoning Ordinance)
  - Petitioner has met with neighbors about concerns regarding project
  - Lot 4 is to be developed at later time
  - Notation has been added Covenants and Restrictions stating any future development to Lot 4 must follow regulations in the form of public process to surrounding property owners
- Drainage concerns are being addressed with adjacent property owners
  - Sheet flow on north and west part flows through property to existing creek
  - Future development of driveway along western boarder to access Lot 4 will require approval from DNR and City Engineering Office
    - Culverts will need to be dug where storm water flows on property to creek if driveway is added to protect adjacent property from flooding
- Lawn irrigation
  - Include greener/naturalistic landscape ways to collect storm water rather than using city water
    - i.e.: Gray water, Water barrels, Landscape beds
- Storm water detention (working with Gary Duncan-City of Carmel Engineering)
  - Ordinance states 10,000 square feet trigger if 10,000 square feet of land disturbance is accomplished on development will trigger storm water ordinance and development is close to reaching the 10,000 square feet with the driveway and 3 lots
    - Development is close to reaching the 10,000 square feet with the driveway and 3 lots so need to detain full thoroughfare width of 136<sup>th</sup> Street
      - Requesting a waiver due to Village Green development (across street and to south) already provided detention for full thoroughfare when they developed Village Green
- Site distance
  - Concern with vehicles driving west and cross over Monon Greenway and the visibility with cars leaving the driveway.
    - Village Green has commitments already to improve site distance on Monon Greenway
  - Working with City Engineering Office in regards to existing driveway improvements
    - Petitioner is committed to make improvements prior to home construction
      - If Village Green is not completed with their committed site distance improvements, within the 50 feet of Right of Way Petitioner is dedicating, they will raise up the driveway so it will correct on site, rather than waiting for Village Green to complete improvement over next couple of years
- Solar Panels
  - Correct language in Covenants and Restrictions to allow panels but with the condition that the homeowner must work and obtain approval from the site owner/developer placement (will not allow panels to face east to the Monon Greenway).
- Wind Turbine
  - Petitioner questioned how wording in Covenants and Restrictions should address homeowners requesting to have a small urban wind turbine on their property.

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- Current City Ordinance restricts height and would address wind turbine if not addressed in covenant and restrictions
- Wording to include homeowner must work and obtain approval from site owner/developer for design and placement of turbine so it will fit into landscape designs
- Suggested to remove statement in Covenant and Restrictions and allow for City Ordinance to set standards but do not restrict availability

**Department Report, Angie Conn:**

- Obtain approval from Indiana Department of National Resource when want to develop Lot 4 due to access to floor plan
- Urban and Forestry requests to add additional buffer and tree preservation area to comply with Subdivision Control Ordinance
  - Petitioner revised plans to widened buffer on western border Lot 4 to 10 feet
  - Additional buffer area to be added to Right of Way along 136<sup>th</sup> Street, per Subdivision Control Ordinance
    - Scott Brewer, Urban and Forestry and Angie Conn, DOCS are ok with revisions
- Recommend forwarding to Plan Commission with recommendation for approval

**Committee Comments:**

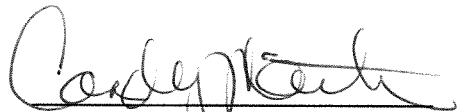
- “Green” initiative
  - Lawn Irrigation
    - In favor of using less City water, but want to make sure able to support irrigation system so that lawns stay in good condition if collection of rain water reaches minimum levels
  - Wind turbines
    - Size of turbine-?
      - Keep compact, public art, pleasing to “eye”
    - Remove statement in Covenants and Restrictions and allow for current Subdivision Control Ordinance regulations to set standards
    - Suggested DOCS Staff provide educational materials to committee and/or incorporate standards into an updated Subdivision Control Ordinance to help address any concerns in the future
  - Solar Panels
    - Department of Community Services prefers to “permit” use of solar panels
    - Allow current Subdivision Control Ordinance regulations to set standards
  - Low Flow Plumbing Fixtures
    - Builder installs to meet city code requirement but once homeowner occupies they can make improvements to alter the fixtures
    - Builder is committed to encouraging homeowner to continue use of fixtures
  - Geo Thermal
    - Possible and Practical for the development
    - Closed loop system are available but would not connect to a water source
    - High efficient gas units are so efficient, can be hard to show amount of pay back
    - Petitioner will require as a minimum but allow the homeowner to choose

- Right of Way
  - West Right of Way is solely for the potential use of Lot 4
  - Create common drive for other lots
  - Dedication of Right of Way needs to be for the entire frontage
- Tree Preservation Limits
  - No trees preservation is in existence today
    - Revisions were based off specific tree species per Subdivision Control Ordinance
- Driveway Easement
  - Allow Carmel Fire Department to maneuver fire apparatuses, turning radius within cul de sac
    - CFD reviewed at TAC level and made no comments

NOTED: Secondary Platting and construction plans to be submitted at a later time allowing for further reviews and approvals from committees.

**Motion: Heather Irizarry to forward Docket No. 0911035 PP-Reading Tree Park Primary Plat, 09110036 SW-SCO 6.05.01 50-ft. minimum lot frontage at the road right of way and 09110037 SW-SCO 6.05.07 when adjacent to, dwelling must face a parkway to the Plan Commission with a positive recommendation seconded by Brad Grabow, voted 3-0. Motion Carried.**

Meeting adjourned: 6:30 p.m.

  
Brad Grabow, Chairperson  
Candy Martin, Recording Secretary